

ARTICLE 9

MULTIPLE FAMILY RESIDENTIAL DISTRICT (MF-1)

Sec. 9-1. PURPOSE

The intent of this district is to provide for an efficient and economic use of land through a mixture of medium/high density, multiple family housing types together with such public and semi-public buildings and facilities and accessory structures as may be necessary and are compatible with such residential development. The provisions of this district are intended to provide for the development of such projects with population densities and building heights that are compatible with developments in areas of similar intensity or in transitional areas on land where the clustering of units would permit the most effective utilization of such land while preserving open space and other natural features; to encourage such residential developments to locate near concentrations of non-residential activities and facilities such as employment centers; to avoid undue traffic congestion on minor streets by directing such development to abut upon or have relatively close access to major transportation arteries; to encourage privacy, internal stability, attractiveness, order and efficiency in these areas by providing for adequate light, air, and usable open space for dwellings and related facilities through the careful design and consideration of the proper functional relationship among uses permitted; and to provide policies which will encourage such residential development to occur where public facilities and services are existing or within plans for improvement.

Sec. 9-2. PERMITTED USES

1. Uses permitted by right.

- a. Multiple family dwellings, including apartments, townhouses, row houses, duplexes, and other single family attached dwellings.
- b. Single family detached dwellings, not including mobile homes but including the leasing or renting of rooms in such dwellings; however, the number of tenants in each dwelling shall not exceed two (2);
- c. Public schools or private schools offering curricula comparable to that of the public schools;
- d. Churches and other houses of worship (See Section 14-5);
- e. Public recreational facilities and buildings;
- f. Clinics (See Section 14-8).

2. Accessory structures permitted.

- a. Garages, carports, storage rooms, swimming pools, and other structures which are customarily incidental to the principal structure;
- b. Administrative/management offices, club or game rooms, recreational facilities and uses, and laundry facilities intended for use solely by the residents of the development and their guests; however, leasing or renting of same on a commercial basis is strictly prohibited.

3. Uses permitted by special exception.

- a. Child day care centers (See Section 14-4);
- b. Governmental buildings and services;

- c. Public and private utility services, excluding sanitary landfills, incinerators, refuse and trash dumps (See Section 14-12);
- d. Nursing and convalescent homes (See Section 13-11);
- e. Semi-public recreational facilities and buildings;
- f. Hospital (See Section 14-8);

Sec. 9-3. DIMENSIONAL REQUIREMENTS

All principal and accessory structures shall be located and constructed in accordance with Section 9-4 where it applies, as well as to the following requirements:

1. Multiple family and single family attached dwellings.

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| a. Minimum lot area | 12,000 square feet |
| 1) Per one bedroom unit | 1,500 square feet |
| 2) Per two or more bedroom units | 1,800 square feet |
| b. Minimum lot width at building line | 100 feet |
| c. Minimum yard setbacks for one building per lot | |
| 1) Front | 25 feet |
| 2) Side, street | 15 feet |
| 3) Side, interior | 10 feet |
| 4) Rear | 15 feet |
| d. Minimum floor space per bedroom unit | 600 square feet |
| e. Maximum building height of principal structures | 60 feet |
| f. Maximum percent of lot coverage | 30% |

2. Single family detached dwellings.

a. Minimum lot area	4,500 square feet
b. Minimum lot width at building line	45 feet
c. Minimum lot depth	90 feet
d. Minimum yard setback	
1) Front	20 feet
2) Side, interior	7.5 feet
3) Side, street	10 feet
4) Rear	10 feet
e. Minimum building floor space of principal structures	600 square feet
f. Maximum building height of principal structures	35 feet
g. Maximum percent of lot coverage	50%

3. Accessory structures.

- a. No accessory structure, excluding fences or walls, shall be closer to any property line than the required yard setbacks, however, an accessory structure to a single family, detached dwelling may be as close as seven and a half (7.5) feet to any rear property line.
- b. An accessory structure shall not exceed two (2) stories or twenty-five (25) feet in height.

Sec. 9-4. SPECIAL REGULATIONS

In addition to Section 9-3, Dimensional Requirements, the following regulations shall apply where required:

1. Access (See Section 15-2);

2. Home occupations (See Section 15-7);
3. Flood hazard areas (See Section 15-6);
4. Nonconforming uses (See Section 15-10);
5. Off-street parking and loading facilities (See Section 15-11);
6. Site plan approval process (See Article 15).